Appendix A			
Apartment Design Guide Compliance Table			

Releva	Int Control	Compliance with Requirements	Consistency Objectives			
Part 3	- Sitting the Development					
3A Site	Site Analysis					
3A-1	Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.	This has been achieved. Council has supported a Planning Agreement proposal for the delivery of the infrastructure required to support the development as discussed within the main body of the report.	Yes			
3B Ori	entation					
3A-1	Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.	This is achieved for the site.	Yes			
3B-2	Overshadowing of neighbouring properties is minimised during mid- winter.	Updated shadow diagram plans show that the main shadow effect occurs to the proposed development on Site 2 (Also owned by the same developer). To reduce the shadow impact, the main tower of the building is to be located along the western side of Site 1. Given the applicable planning controls in place and location within the Merrylands Town Centre, the built form of the development is appropriate and setbacks are generally compliant.	Yes			
3C Pul	olic Domain Interface					
3C-1	Transition between private and public domain is achieved without compromising safety and security.	This is achieved for the location. There are retail tenancies situated across the ground floor of the	Yes			

		building facing south, east and west as well as pedestrian areas. The development application does not address the infrastructure needs for the site as this is addressed via a separate development application which is under assessment.	
20.000		Council has supported a Planning Agreement proposal for the delivery of the infrastructure required to support the development as discussed within the main body of the report.	
	Communal and Public Open Space	Thora are two common	Vac
3D-1	area equal to 25% of the site.	the building with one on Level 1 and one across the rooftop on level 21.	Yes
		The Level 1 common area occupies 507 square metres while the rooftop common area occupies 892 square metres.	
		Total area is 1,399 square metres.	
		For a site of 4,540, the common area occupies the equivalent of 30.8% of the site.	
	Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter).	This is achieved for the common area especially across the rooftop area due to aspect.	Yes
3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.	The introduction of a BBQ area (Rooftop area), seating, a children's play area improves amenity	Yes

				and promotes the use of	
				such areas.	
3D-3	Communal maximise sa	open space afety.	is designed to	Satisfactory.	Yes
3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.		No public open space is provided on site. The public open space	N/A	
				the site is being provided via a separate development application.	
3E Dee	p Soil Zones	S		• •	
3E-1	Deep soil zo minimum ree	nes are to me quirements:	et the following	The site is provided with a deep soil zone area of only 283.3 square metres	No Acceptable and
	Site Area	Min dimensions	DSZ (% of the site area)	or 6.2%.	supported.
	Less than 650m <sup>2</sup>	- 2m	7%	square metres or 10.8%.	
	1,500m <sup>2</sup>	311		The variation to this is	
	Greater than 1,500m <sup>2</sup>	6m		considered reasonable on the following grounds:	
	1,500m²Greater than 1,500m² with significant existing tree cover6m than a) The site is within town centre locati and zoned for the ty of development shown. In addition, to ground floor uses a primarily retail commercial.	a) The site is within a town centre location and zoned for the type of development as shown. In addition, the ground floor uses are primarily retail or commercial.			
				b) A separate development application has been submitted to the Council for assessment for the public park adjoining to the site which is currently under assessment. The park forms part of the redevelopment of the site larger site.	
				c) The public park will comprise deep soil	

				zone areas in excess	
				of the minimum	
				requirements.	
3F Vis	ual Privacy				1
3F-1	Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:		No concerns are raised in relation to building setbacks from the northern, southern and western elevations as setbacks are being controlled by the	Yes Compliance achieved for Site 1.	
	Building height	Habitable rooms & balconies	Non-habitable rooms	provision of future roads and parks.	
	Up to 12m (4 storeys)	6m	3m	The applicant is providing	
	Up to 25m (5-8 storeys)	9m	4.5m	a setback of 10 metres and 10.5 metres respectively from the	
	Over 25m (9+storeys)	12m	6m	eastern boundary for the Ground Level to Level 3.	
	<u>Note:</u>			There are main rooms,	
	Separation distances between buildings on the same site should combine required building separations depending on the type of room.		balconies and bedrooms situated on the first, second and third storeys facing east (For the eastern elevations of the		
	Gallery acc treated as measuring p between nei	ess circula habitable privacy sepa ghbouring p	tion should be space when tration distances roperties.	wings) of the building. Given the distance separation involved, these will not raise privacy issues.	
3G Peo	destrian Acc	ess and Ent	tries		
3G-1	Building ent connects to domain.	ries and pe and addre	destrian access sses the public	Generally satisfactory.	Yes
3G-2	Access, er accessible a	ntries and and easy to i	pathways are dentify.	Satisfactory.	Yes
3G-3	Large sites access to destinations	provide peo streets and	lestrian links for connection to	Satisfactory.	Yes
3H Vel	nicle Access				•
3H-1	Vehicle accellocated to conflicts b vehicles a streetscapes	ess points a achieve s etween pe nd create	re designed and afety, minimise edestrians and high quality	Satisfactory.	Yes
3J Bic	vcle and Car	Parking			

3J-1	For development in the following	The site is within 800	Yes
	locations:	metres of the Merrylands	
		Railway Station.	
	• on sites that are within 800 metres of		
	a railway station or light rail stop in the	The minimum car parking	
	Sydney Metropolitan Area; or	requirement for residents	
	• on land zoned, and sites within 400	and visitors outlined in the	
	metres of land zoned, B3 Commercial	Guide to Traffic	
	Core, B4 Mixed Use or equivalent in a	Generating	
	nominated regional centre,	Developments will apply.	
	The minimum car parking requirement for	• 31 x 1 bedroom	
	residents and visitors is set out in the	apartments.	
	Guide to Traffic Generating	• 186 x 2 bedroom	
	Developments, or the car parking	apartments.	
	requirement prescribed by the relevant	• 19 x 3 bedroom	
	council, whichever is less.	apartments.	
	The correction people for a development		
	must be provided off street	The development will	
	must be provided on street.	require:	
		• $31 \times 0.6 - 18.6$ spaces	
		• $186 \times 0.0 = 16.0$ spaces.	
		spaces	
		• $19 \times 14 - 26.6 \text{ spaces}$	
		· · · · · · · · · · · · · · · · · · ·	
		For a total of 213	
		spaces.	
		Plus 48 visitor spaces.	
		For a total of 201 and and	
		FOI a total of 261 spaces.	
		A minimum of 25 spaces	
		are required for the	
		commercial floor area.	
		Total 286 spaces.	
		Broyidad	
		Provided	
		• 27 x commercial	
		spaces.	
		<ul> <li>59 x visitor spaces.</li> </ul>	
		259 x residential	
		spaces.	

	With 345 spaces	
	provided. The excess	
	would be 59 spaces.	
	The calculation above would result in 23 apartments not having a car parking space which is considered below.	
	If the provisions of the Council DCP were to be applied then:	
	<ul> <li>The development will require 31 spaces for the one bedroom apartments.</li> <li>The development will require 186 spaces for the two bedroom apartments.</li> <li>The development will require 29 spaces for the 3 bedroom apartments.</li> </ul>	
	Total 246 spaces. Visitor 59 spaces.	
	Total 305 spaces.	
	Commercial at 26 spaces, then 331 spaces are required.	
	The applicant is providing car parking at the higher rate than the RMS guidelines.	
	The surplus is reduced to 14 spaces which is acceptable in this instance.	
	There is adequate car parking to support the development that would not contribute to any floor	

		space ratio and ensure	
		space fallo and ensure	
		every apartment had an	
		available car parking	
		space.	
		There is also 1 car wash	
		bay situated on Level 2 of	
		the basement car park.	
3J-2	Parking and facilities are provided for	Achieved.	Yes
	other modes of transport.		
		Additional parking is	
		provided for:	
		a Matarbikaa 24	
		• WOUDDIKES - 34	
		spaces.	
		• Bikes - 81 spaces.	
		<b></b>	
		Electric vehicle charging	
		facilities are provided	
		throughout the basement	
		car park area.	
3J-3	Car park design and access is safe and	Satisfactory. A security	Yes
	secure.	grill is shown on the plans	
		on the ground floor	
		basement access level.	
3.J-4	Visual and environmental impacts of	Satisfactory	Yes
	underground car parking are minimised		
3.1-5	Visual and environmental impacts of on-	All car parking is enclosed	Yes
	grade car parking are minimised	within a basement car	
		nark	
31-6	Visual and environmental impacts of	All car parking is enclosed	Ves
55-0	above ground enclosed car parking are	within a basement car	163
	minimized	within a pasement car	
Dort A	Designing the Building	alless.	
Tail 4	- Designing the Dunding		
4A 50	ar and Daylight Access	Octisfa stars	Maa
4A-1	i o optimise the number of apartments	Satistactory.	res
	receiving sunlight to habitable rooms,		
	primary windows and private open		
	space.		
	Design Criteria		
	Living rooms and private open spaces of	A total of 183 of 236	Yes
	at least 70% of apartments in a building	apartments or 77.5% will	
	receive a minimum of 2 hours direct	receive adequate sunlight	
	sunlight between 9 am and 3 pm at mid-	penetration at the winter	
	winter in the Sydney Metropolitan Area	solstice.	
	and in the Newcastle and Wollongong		
	local government areas.	This occurs due to the	
		angles of the building.	

	A maximum of 15% of apartments in a	At least 13 apartments or	Yes
	building receive no direct sunlight	5.5% will receive no	
	between 9 am and 3 pm at mid-winter.	sunlight at the winter solstice.	
4A-2	Daylight access is maximised where sunlight is limited.	Satisfactory.	Yes
4A-3	Design incorporates shading and glare control, particularly for warmer months.	Satisfactory.	Yes
4B Nat	ural Ventilation		
4B-1	All habitable rooms are naturally ventilated.	Satisfactory.	Yes
4B-2	The layout and design of single aspect apartments maximises natural ventilation.	Satisfactory.	Yes
4B-3	The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.	Satisfactory.	Yes
	Design Criteria		
	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.	At least 70.7% of apartments are cross ventilated (Total 167 apartments).	Yes
	Overall depth of a cross-over or cross- through apartment does not exceed 18m	There are no apartments that exceed a length of	Yes
	measured glass line to glass line.	17.8 metres.	
4C Cei	ling Heights		
4C-1	Ceiling height achieves sufficient natural ventilation and daylight access.	Satisfactory.	Yes
	Design Criteria		
	Measured from finished floor level to finished ceiling level, minimum ceiling heights are:	The first floor has a floor to ceiling height of 3.1 metres which is a variation of 200 mm.	No Considered acceptable for a
	<ul> <li>Min. Ceiling Height <ul> <li>Habitable Rm = 2.7m</li> <li>Non-Habitable Rm = 2.4m</li> </ul> </li> <li>These minimums do not preclude higher ceilings if desired.</li> </ul> If located in mixed used areas - 3.3m for first floor level to promote future flexibility.	The first floor is shown as being residential and thus given the layout cannot be modified to an alternate use such as commercial uses.	residential use. All other floors are acceptable.
	of uses.	It is considered that the floor to ceiling height is	

		acceptable given the use	
		that is proposed.	
		It is identified that the floor	
		to floor height of each	
		level is 3.1 metres above	
10.0		the first floor.	Mar
4C-2	Ceiling height increases the sense of	Satisfactory.	Yes
	space in apartments and provides for		
40.0	Well-proportioned rooms.	Octiofo story	Maa
40-3	of building upo over the life of the	Salislaciory.	res
	building use over the life of the		
4D An	artmont Size and Layout		
40 AP	The layout of rooms within an anartment	Satisfactory	Voc
40-1	is functional well organised and provides	Salislaciory.	163
	a high standard of amonity		
	Design Criteria		
	Apartments are required to have the	All apartments achieve or	Yes
	following minimum internal areas:	exceed the minimum	103
		apartment size	
	Min. Internal Area		
	- Studio = $35m^2$		
	$- 1 \text{ b/r unit} = 50\text{m}^2$		
	$- 2 \text{ b/r unit} = 70\text{m}^2$		
	- 3 b/r unit = 90m <sup>2</sup>		
	The minimum internal areas include only		
	one bathroom. Additional bathrooms		
	increase the minimum internal area by		
	5m² each.		
	A fourth bedroom and further additional		
	bedrooms increase the minimum internal		
	area by 12m <sup>2</sup> each.		
	Every habitable room must have a	Satisfactory.	Yes
	window in an external wall with a total		
	minimum glass area of not less than 10%		
	of the floor area of the room. Daylight and		
	air may not be borrowed from other		
	Fourier formation of the	This is achieved	Voc
40-2	anartment is maximised	This is achieved.	165
	Design Criteria		
	Habitable room denths are limited to a	Room denths are	Yes
	maximum of 2.5 metres x the ceiling	satisfactory	103
	height.		
	In open plan layouts (where the living	Room depths reach up to	Νο
	dining and kitchen are combined) the	8.5 metres for the cross	Acceptable
		through apartments.	

	maximum habitable room depth is 8m		
	from a window.	The variation is up to 500	
		mm or 3.7% to 6.2%. The	
		variation may be	
		supported given that the	
		primary windows used for	
		the affected rooms are	
		large that allows	
		appropriate light and	
		ventilation.	
4D-3	Apartment layouts are designed to	Satisfactory.	Yes
	accommodate a variety of household		
	activities and needs.		
	Master bedrooms have a minimum area	All bedrooms comply.	Yes
	of 10m <sup>2</sup> and other bedrooms 9m <sup>2</sup>		
	(excluding wardrobe space).		
	Bedrooms have a minimum dimension of	All bedrooms comply.	Yes
	3m (excluding wardrobe space).		
	Living rooms or combined living/dining	Livings rooms comply	Yes
	rooms have a minimum width of:	with minimum	
	<ul> <li>3.6m for studio and 1 bedroom</li> </ul>	dimensions.	
	apartments.		
	<ul> <li>4m for 2 and 3 bedroom apartments.</li> </ul>		
	The width of cross-over or cross-through	Livings rooms comply	Yes
	apartments are at least 4m internally to	with minimum	
	avoid deep narrow apartment layouts.	dimensions.	
4E Priv	vate Open Space and Balconies	-	
4E-1	Apartments provide appropriately sized	All balconies are	Yes
	private open space and balconies to	satisfactory.	
	enhance residential amenity.		
	Design Criteria		
	All apartments are required to have	All balconies comply with	Yes
	primary balconies as follows:	the minimum size and	
		dimensions specified by	
	Min. Balcony Areas / Depths	Part 4E-1.	
	- Studio = 4m <sup>3</sup> / no min. depth		
	- 1 b/r unit = 8m <sup>3</sup> / 2m		
	- 2 b/r unit = 10m <sup>3</sup> / 2m		
	- 3 b/r unit = 12m <sup>3</sup> / 2.4m		
	The minimum balcony depth to be		
	counted as contributing to the balcony		
	area is 1m.		
	For apartments at ground level or on a	There are no apartments	N/A
	podium or similar structure, a private	at ground level.	
	open space is provided instead of a		
	balcony. It must have a minimum area of		
	15m <sup>2</sup> and a minimum depth of 3m.		

4E-2	Primary private open space and balconies are appropriately located to enhance liveability for residents	Satisfactory.	Yes
4E-3	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.	Satisfactory.	Yes
4E-4	Private open space and balcony design maximises safety.	Complies.	Yes
4F Cor	mmon Circulation and Spaces		
4F-1	Common circulation spaces achieve good amenity and properly service the number of apartments.	This is achieved for most of the floor.	Yes
	Design Criteria		
	The maximum number of apartments off a circulation core on a single level is eight.	On Levels 1 to 3, there is one corridor shown (3 in total) where there are 9 apartments off a single corridor.	Yes
		The Apartment Designed Guide does allow up to 12 apartments if certain conditions are achieved.	
		In this case, all conditions are met and 12 apartments off one corridor may be supported.	
		All other levels are satisfactory.	
	For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	There are 4 lifts servicing the main tower building plus another lift servicing the northern wing which has its own separate corridor.	Yes
	Daylight & natural ventilation to be provided to CCS above ground level. Windows should be at ends of corridors or next to core.	Satisfactory.	Yes
4F-2	Common circulation spaces promote safety and provide for social interaction between residents.	Satisfactory.	Yes
4G Sto	brage		
4G-1	Adequate, well designed storage is provided in each apartment.	Satisfactory.	Yes
	Design Criteria		

	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:	Satisfactory.	Yes	
	Min. Storage Areas - Studio = 4m <sup>3</sup> - 1 b/r unit = 6m <sup>3</sup> - 2 b/r unit = 8m <sup>3</sup>			
	- 3 b/r unit = 10m <sup>3</sup> At least 50% of the required storage is to			
4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments.	The number of storage cages provided within the basement is calculated at 245.	Yes	
4H Ace	oustic Privacy	•		
4H-1	Noise transfer is minimised through the sitting of buildings and building layout.	Satisfactory where possible.	Yes	
4H-2	Noise transfer is minimised through the sitting of buildings and building layout.	Satisfactory.	Yes	
4J Noi	se and Pollution			
4J-1	In noisy or hostile environments, the impacts of external noise and pollution are minimised through the careful sitting and layout of buildings.	The acoustic report prepared by Acouras Consultancy provides recommendations at Part 3 in addressing noise. The recommendations will need to be incorporated into the final design of the building as part of the Construction Certificate plans.	Yes	
4J-2	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.	Satisfactory.	Yes	
4K Apa	artment Mix	•		
4K-1	A range of apartment types and sizes is provided to cater for different household types now and into the future.	The apartment mix proposed is satisfactory. There are a range of apartment types and sizes suited to the building and location.	Satisfactory.	
4K-2	A range of apartment types and sizes is provided to cater for different household types now and into the future.	Satisfactory.	Yes	
4L Ground Floor Apartments				

4L-1	Street frontage activity is maximised where ground floor apartments are located.	This is achieved with the design shown including the use of retail tenancies at ground level facing, south, east and west.	Yes
4L-2	Design of ground floor apartments delivers amenity and safety for residents.	There are no ground floor apartments situated across the development.	N/A
4M Fac	cades		
4M-1	Building facades provide visual interest along the street while respecting the character of the local area.	Satisfactory.	Yes
4M-2	Building functions are expressed by the façade.	Satisfactory.	Yes
4N Ro	of Design		
4N-1	Roof treatments are integrated into the building design and positively respond to the street.	The topmost part of the lift over runs appears to be excessive and reaches a height of 86.71 metres AHD. This occurs because there are mechanical plants and hot water plants situated across the roof areas of the lift shafts. This increase the height over and above what is reasonable. The applicant was requested to lower this part of the development which has not occurred.	Satisfactory
4N-2	Opportunities to use roof space for residential accommodation and open space are maximised.	There is common open space across the roof area of the main tower building. The addition of common space is supported.	Yes
4N-3	Roof design incorporates sustainability features.	The roof incorporates planting and planter boxes that will allow shrubs and small trees to grow. Part of the lower roof section is earmarked to incorporate solar panels	Yes

		although no specific			
details are provided.					
40-1	Landscape design is viable and sustainable.	Satisfactory.	Yes		
40-2	Landscape design contributes to the streetscape and amenity.	Satisfactory.	Yes		
4P Pla	nting on Structures				
4P-1	Appropriate soil profiles are provided.	These are shown on the landscape plans.	Yes		
4P-2	Plant growth is optimised with appropriate selection and maintenance.	Complies.	Yes		
4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces.	Complies.	Yes		
4Q Un	iversal Design				
4Q-1	Universal design features are included in apartment design to promote flexible housing for all community members.	This is achieved. Many apartments include study nooks for home office functions.	Yes		
		In addition, there are 60 adaptable apartments situated within the development.			
4Q-2	A variety of apartments with adaptable designs are provided.	Satisfactory.	Yes		
4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs.	Satisfactory.	Yes		
4R Ada	aptive Reuse				
4R-1	New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place.	Part 4R is not applicable to the development or modified development.	N/A		
4R-2	Adapted buildings provide residential amenity while not precluding future adaptive reuse.	As above.	N/A		
4S Mixed Use					
4S-1	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.	This is achieved.	Yes		
4S-2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.	This is achieved.	Yes		
4T Awnings and Signage					

4T-1	Awnings are well located and complement and integrate with the building design.	An appropriate awning cover has been provided where required but only along the southern, western and part of the eastern elevation of the building.	Yes
4T-2	Signage responds to the context and desired streetscape character.	No signage is proposed.	N/A
4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces.	Satisfactory.	Yes
4U Ene	ergy Efficiency		
4U-1	Development incorporates passive environmental design.	A BASIX Certificate is provided addressing sustainability matters. The Certificate suggests compliances with the water and energy needs.	Yes
4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.	Satisfactory.	Yes
4U-3	Adequate natural ventilation minimises the need for mechanical ventilation.	Satisfactory.	Yes
4V Wa	ter Management and Conservation		
4V-1	Potable water use is minimised.	Satisfactory.	Yes
4V-2	Urban stormwater is treated on site before being discharged to receiving waters.	Satisfactory.	
4V-3	Flood management systems are integrated into site design.	Satisfactory	Yes
4W Wa	aste Management		
4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.	Councils waste management officer assessing the application in relation to waste has determined that waste management is satisfactory.	Yes.
4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling.	This is achieved.	Yes
4X Bui	Iding Maintenance		
4X-1	Building design detail provides protection from weathering.	Satisfactory.	Yes
4X-2	Systems and access enable ease of maintenance.	Satisfactory	Yes
4X-3	Material selection reduces ongoing maintenance costs.	Satisfactory.	Yes